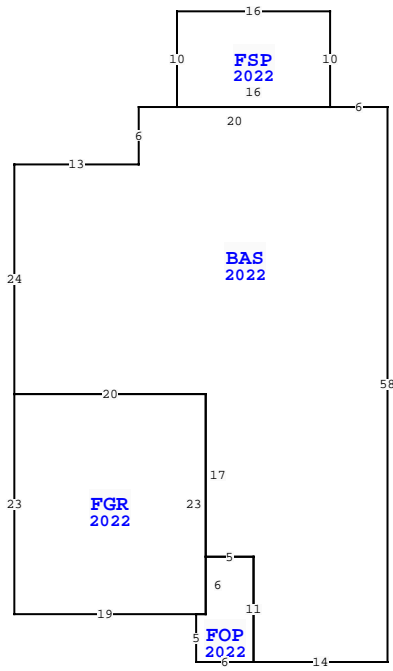




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,569	100	1,569
FGR	460	55	253
FOP	60	30	18
FSP	160	40	64
TOTALS	2,249		1,904
			227,166

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
					Heated Area: 1569						
					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			227,166
TOTAL MARKET OB/XF VALUE			3,458
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			305,624
SOH/AGL Deduction			22,739
ASSESSED VALUE			282,885
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			227,885
TOTAL JUST VALUE			305,624
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106977	CO ISSUED	0	03/29/2022
B2106977	NEW CONSTR	233,722	05/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0353	3/31/2022	SW Q	Q	I	01	357,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DAHL CHRISTOPHER ER						
2465/0634	5/26/2021	SW Q	Q	V	05	679,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2022	2022	3	100	3,458	

BUILDING NOTES	
BLD DATE: 05/18/2023 MLU	

BUILDING DIMENSIONS	
BAS=[YR=2022] W6 FSP=[YR=2022] N10 W16 S10 E16 S2 W20 S6 W13 S24 FGR=[YR=2022] S23 E19 FOP=[YR=2022] S5 E6 N11 W5 S6 W1 S E1 N23 W20 S E20 S17 E5 S11 E14 N58 S.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							